

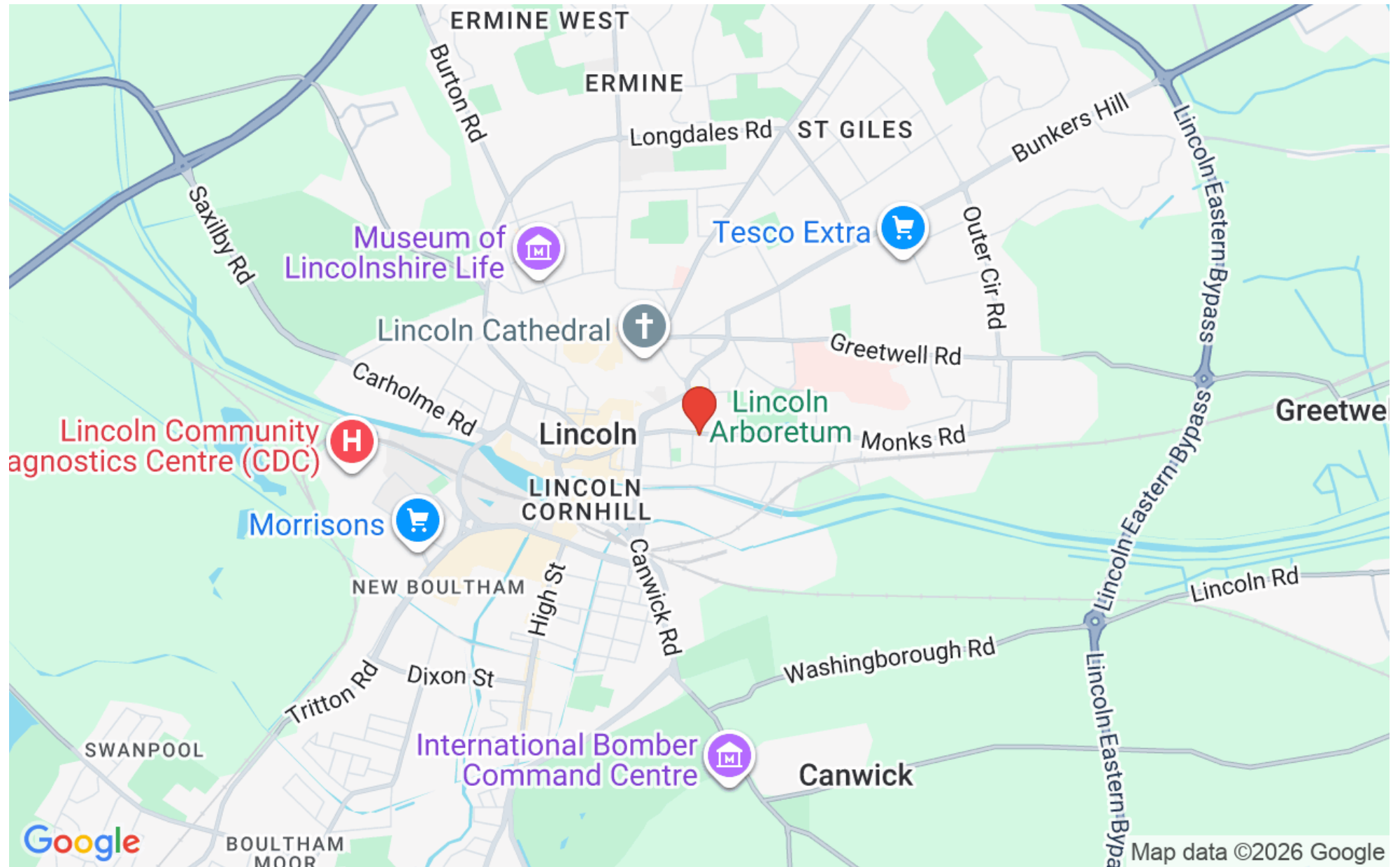


Details

- For Sale
- Prominent Retail Unit
- First floor 1 bed flat
- Prominent Position
- Ground Floor 846 sqft (78.59 sqm)
- First Floor 562 sqft (52.21 sqm)
- Outbuilding 38 sqft (3.5 sqm)
- Retail Uses
- Food/Takeaway uses



Location



Overview

An excellent opportunity to purchase this freehold commercial property with first floor flat situated in a prominent secondary location 1 mile to the east of the city centre. The property fronts onto a busy secondary road in a densely populated residential area of the city and would suit retail, food operators and other uses subject to planning permission.



Location

The property is situated in a prominent busy road location approximately 1 mile to the east of the city centre. Monks road is a strong secondary commercial and densely populated residential area of the city.

ACCOMMODATION

The accommodation comprises;

Lower Ground Floor 430 sqft (39.9 sqm)

Ground Floor 416 sqft (38.6 sqm)

First Floor flat 562 sqft (52.21 sqm)

Outbuilding 38 sqft (3.5 sqm)

PLANNING

The property has established retail use with residential use above

SERVICES

Mains water, electricity, gas and drainage are connected to the property



TENURE

The property is being sold freehold with vacant possession

RATEABLE VALUE

The property has a rateable value of £4250

CEPC

The property has a CEPC of D which has expired and a new one has been ordered

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable

LOCAL AUTHORITY

Contact Lincoln city council 01522 881188



VIEWINGS
Contact Pygott & Crone Commercial

Tel 01522 536777



Monks Road, Lincoln, LN2

Lower Ground Floor Net Internal Area = 430 sq ft / 39.9 sq m

Ground Floor Net Internal Area = 416 sq ft / 38.6 sq m

Flat Ground Floor Net Internal Area = 17 sq ft / 1.5 sq m

Flat First Floor Net Internal Area = 545 sq ft / 50.6 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1446 sq ft / 134.3 sq m



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2024. Produced for Pygott & Crone. REF: 1509545







73 Monks Road, Lincoln
is marketed through our Commercial office

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